AKTICLE III

General Regulatory Provisions [Amended 10-1992 STM by Art. 13]

§ 135-301. Districts established.

For the purpose of this chapter, the Town is hereby divided into use districts, as hereinafter provided. The boundaries of these districts are hereby established as shown on the Town's Zoning Map, dated December 10, 1986, as revised, and on file in the office of the Town Engineer. This map is by reference incorporated into and made a part of this chapter. Any changes in the number of districts or in district boundaries shall be noted on the Zoning Map as each such change is adopted through a Zoning Bylaw amendment. It shall be the responsibility of the Planning Board to update this Zoning Map. The districts are as follows:

Residence A Districts

Residence B Districts

Residence C Districts

General Business Districts

Highway Business Districts

Highway Business Retail Districts

13521

9 - 15 - 2003

Commercial Districts

Fire Protection Districts

Wetlands and Floodplain Protection Districts (§ 135-608)

Watershed Protection District (§ 135-609)

Open Space and Conservancy Districts

Cluster I (§ 135-610)

Cluster II (§ 135-610)

Cluster III (§ 135-610)

Planned Unit Development (PUD) (§ 135-612)

Historic District

Village Zoning Overlay District, superimposed on selected portions of the existing General Business Zoning District and centered around the intersections of Pearl, Hancock and Washington Streets in South Braintree Square and Elm and Washington Streets in Braintree Square [Added 5-6-2002 STM by Art. 10]

§ 135-302. Use and structures to comply with density and use requirements.

- A. No building, structure, premises or part thereof shall be used or occupied in whole or in part except in conformity with the regulations specified for the district in which it is located.
- B. No building, structure, premises, or part thereof shall be erected, moved, placed, reconstructed, enlarged or otherwise altered except in conformity with the zoning requirements for the district in which it is located.

§ 135-305. Construction to commence or be subject to zoning amendments.

Any alteration, construction or operation allowed by building permit or special permit under this chapter shall conform to any amendment of this chapter unless construction or operation is commenced within a period of six months of the issuance of the permit and construction is continued through to completion as continuously and expeditiously as is reasonable.

§ 135-306. Lots in more than one district.

When a boundary line between use districts, height districts or area districts, as established by this chapter and the Town's Zoning Map, divides a lot in single ownership on the effective date of this chapter, the requirements applying to the least restricted portion of such lot shall be considered as applying to the entire lot, provided that the most restricted portion of such lot is entirely within 150 feet of the district dividing boundary line. The use so extended shall be deemed to be conforming.

13522

9 - 15 - 2003